
SECTION 7: OTHER CEQA CONSIDERATIONS

7.1 - Significant Unavoidable Impacts

According to the State CEQA Guidelines - Section 15126, an EIR must disclose the significant unavoidable impacts that will result from a project. Moreover, these guidelines state that an EIR should explain the implications of such impacts and the reasons why the project is being proposed, notwithstanding such impacts. Implementation of the project would result in the alteration of the physical environment. Mitigation measures are recommended that would either reduce or eliminate potentially significant impacts to less than significant.

It has been determined that, with implementation of the proposed project, and recommended mitigation measures, each of the project-related impacts identified in Section 5 of this document would be reduced to less than significant.

7.2 - Growth-Inducing Impacts

This section evaluates the potential for the proposed project to affect “economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment” (CEQA Guidelines Section 15126.2[d]).

There are two types of growth-inducing impacts that a project may have: direct and indirect. To assess the potential for growth-inducing impacts, the characteristics of the project that may encourage and facilitate activities that individually or cumulatively may affect the environment must be evaluated.

Direct growth-inducing impacts occur when the development of a project imposes new burdens on a community by directly inducing population growth or by leading to the construction of additional developments in the same area. Also included in this category are projects that remove physical obstacles to population growth, such as a new road into an undeveloped area or a wastewater treatment plant with excess capacity that could allow additional development in the service area. Construction of these types of infrastructure projects cannot be considered isolated from the development they facilitate and serve. Projects that physically remove obstacles to growth or projects that indirectly induce growth are those that may provide a catalyst for future unrelated development in an area, such as a new residential community, that requires additional commercial uses to support residents.

As discussed in Section 3 of this document, the proposed project replaces existing development in a fully developed area of the City. There are no vacant, undeveloped parcels adjacent to or in the immediate vicinity of the project site that would be developed as a result of the proposed project. In addition, no permanent housing is proposed so no indirect growth could be induced. Implementation of the project does not require the construction of substantial new infrastructure or facilities.

Therefore, implementation of the proposed project would not result in growth-inducing impacts, either directly or indirectly.

7.3 - Irreversible and Irretrievable Commitment of Resources

The environmental effects of the project are discussed in Section 5 of this document. Implementation of the project would require the long-term commitment of natural resources, as described below.

Approval and implementation of the actions related to the implementation of the project would result in an irretrievable commitment of non-renewable resources, such as energy supplies. The energy resource demands will be used for construction, heating and cooling of buildings, transportation of people and goods, lighting, and other energy-associated needs.

Non-renewable resources would be committed primarily in the form of fossil fuels and will include fuel, oil, natural gas, and gasoline used by vehicles and equipment associated with the construction of the project. Those resources include, but are not limited to, lumber and other forest products, sand and gravel, photochemical construction materials, steel, copper, lead, and water. Since alternative energy sources such as solar and wind energy are not currently in widespread use, it is unlikely that any real savings in non-renewable energy supplies (i.e., oil and gas) will be realized in the immediate future.

More specifically, the primary effect of the development under the proposed project would be the conversion of a mobile-home park to a non-residential use. The financial and material investments that would be required of the City would result in further commitments of land resources, making it likely that the same or similar uses would continue in the future. Implementation of the proposed project represents a long-term commitment to a visitor-related land use. Environmental changes associated with the implementation of the proposed project result in alterations of the physical environment. If the proposed project is approved and subsequently implemented, new structures would be built.

The commitment of resources and the levels of consumption associated with the proposed project are consistent with anticipated changes within the City and the region. Therefore, there is no particular justification for avoiding or delaying the continued commitment of these resources.